



Planning and Development
Department
Land Use Planning Division

DRAFT ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING January 19, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)
Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Kimberly Gaffney (*Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Janet Tam (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 3031 ADELINE STREET [at Emerson] (MODDRCP2022-0004): Preliminary Design Review Modification** to demolish an existing approximately 1,000 square foot, one-story, commercial structure; and construct a new seven-story tall, mixed use building with 4,030 square feet ground floor commercial space, 64 residential units and 21 automobile and 55 bicycle parking spaces.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR):

MOTION: (Kahn, Woo) VOTE (7-0-0-0).

Conditions

- *Provide all exterior details, including lighting, windows, materials, storefront windows, balconies, trellis, sunshades, and fin.*
- *Resolve bird safety issues, especially at corners.*
- *Provide species for the trees at the East property line.*
- *Provide color information for all elevations, including the side and rear.*
- *Plans and elevations need to accurately depict the conditions shown in the renderings.*

Recommendations

- *Consider alternatives for the wood balcony material, as durability and maintenance is a concern.*
- *Warm color should remain on balconies, even if wood cannot.*
- *Consider a recess at center band.*

- *Recommends some accent or ‘whimsy on the south elevation at the southwest corner.*
- *Provide more thought and detail for the commercial ground floor storefront design. Resolve with sidewalk seating.*
- *Consider whether a higher bulkhead may work at the ground floor storefront.*
- *Consider if fin should extend to the ground.*
- *Recommend drawing more from the neighborhood for final detail, and art inspiration. Consider more whimsy, or integrating art into the fin design.*
- *Look closely at garage door noise in final design.*
- *Recommends as much solar as possible.*
- *Concerned about maintenance of planters at the roof.*
- *Roof planters could be better if they were visible from the street; incorporate them into the design.*
- *Provide more detail about planting in the East setback. Check whether stormwater planters could go there to make room for increased solar on the roof.*
- *Consider more native plants; remove Nandina from the plant list.*
- *Check with City Forester on tree grates.*
- *Recommend to Public Works that street trees should be consistent and continue south on Adeline and around the corner along Essex.*

ZAB Issues

- *Setback required at the Southeast corner of the parcel shall be resolved and reviewed at ZAB.*

2. **3000 SHATTUCK AVENUE [at Ashby] (DRCP2022-0006):** Preliminary Design Review to demolish the existing gas station, and add a 10-story mixed use building with 166 dwellings, including 17 Very Low Income units, and 1,043 square-feet of commercial space.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR):

MOTION: (Kahn, Pink) VOTE (6-1-0-0); Finacom – no.

Conditions:

- *Return as soon as possible for FDR to address massing concerns.*
- *Study the ground floor design, including possible drop off zone and consider moving the lobby entrance to Ashby and the units to Shattuck.*
- *Bring more information about the artwork to Final Design Review and how the architecture can support it.*
- *Bring samples of the proposed materials.*

Recommendations

- *Consider how the levels are articulated; consider a higher base, and a simple one-story parapet band.*
- *Repetition of the windows makes it feel more office than residential.*
- *Besides the windows, there’s not enough detail; needs more horizontal detailing to help balance the verticality.*

- *Consider adjusting the proportion of vertical window bays on Ashby to better highlight the corner volume.*
- *Add horizontal termination at the roof that does not add another story to the appearance of the massing.*
- *Recommend more articulation.*
- *Single window row at the 2nd floor may be a nice relief.*
- *8-story artwork concept appears to be too big for this neighborhood.*
- *Look carefully at bird safety issues with the windows as well as any railings or wind screens.*
- *Palo Verde trees not recommended for this project.*
- *Check with the City Forester on whether there is a faster growing alternative to the Ginko trees.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes with edits to Commissioner Comments.
A. Minutes from 12/20/22 DRC Meeting.
MOTION (Woo, Finacom) VOTE (7-0-0-0).
- Staff reminded the Committee of the Upcoming Election next month.

IV. ADJOURN

- Meeting adjourned: 10:40 pm

Members of the Public:

Present: 23

Speakers: 13